

## MINUTES

### MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, April 16, 2007

Council Chambers, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Vice Chairperson), B. Gardner, R. Hall, K. Holt, B. Ryan, G. Zimmer,

Members absent: R. Favretti, P. Kochenburger, P. Plante,

Alternates present: M. Beal, B. Pociask

Alternates absent: L. Lombard

Staff present: C. Hirsch (Zoning Enforcement Agent),

Vice Chairperson Goodwin called the meeting to order at 7:00 p.m.

#### Minutes

4/4/07-Gardner MOVED, Holt seconded, to approve the 4/4/07 PZC meeting minutes as corrected. MOTION PASSED with all in favor except Beal and Pociask who disqualified themselves.

4/10/07 Field Trip – Holt MOVED, Ryan seconded, to approve the 4/10/07 PZC Field Trip minutes as written. MOTION PASSED with Gardner, Ryan and Holt in favor and all others disqualified.

#### Scheduled Business:

##### Zoning Agent's Report

The Zoning Agent's report was noted. Members questioned Hirsch on the status of the DeBoer, HST, Paideia, and Hall sites.

#### Old Business:

Subdivision Application, Glenn Terrace, Section 5, property at the eastern end of Ellise Road, Girard College Development Fund, o/a, File #750-3 (M.A.D. 35 days after IWA action)

Tabled-awaiting supplemental information from applicant.

Freedom Green Issues: request for release of escrow funds; authorization to begin Phase IV.C

The report from Director of Planning was noted, and Vice Chairperson Goodwin declared that action on these items would be tabled.

Application to amend the Zoning Regulations; Storrs Center Alliance and Mansfield Downtown Partnership, applicants, File #1256

Tabled-April 26th Continued Public Hearing.

Application to amend the Zoning Map to create a new Storrs Center Special Design District, Storrs Center Alliance and Mansfield Downtown Partnership, applicants, File #1257

Tabled-April 26th Continued Public Hearing.

Special Permit Application, proposed gravel removal, 1090 Stafford Rd, K. Green, o/a File #1258

Tabled, May 7th Public Hearing.

Potential Revisions to PZC/IWA Fee schedule

Tabled awaiting staff report.

Presentation by Paula Stahl from the Green Valley Institute on Open Space Subdivisions Table, rescheduled for May 21st

New Business:

1. Special Permit Application, Proposed sale of alcoholic liquor, Sukasame Thai Cuisine,

Komkai Sukasame, applicant, 13 Dog Lane, File # 1073

Holt MOVED, Hall seconded, to receive the Special Permit application (File #1073), submitted by Komkai Sukasame, for the sale of alcoholic liquor in association with a restaurant on property located at 13 Dog Lane, owned by Rogers, Donaldson and Bobb, as shown on plans dated 4-9-07, and as described in other submissions, and to refer said application to the staff for review and comments, and to set a Public Hearing for May 7, 2007. MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees:

None

Communications and Bills:

The agenda items were noted.

Adjournment:

Goodwin declared the meeting adjourned at 7:12 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary